



# Talbot County Planning Commission Revised Agenda

Wednesday, May 4, 2016 at 9:00 a.m.  
Bradley Meeting Room, Talbot County Courthouse  
11 N. Washington Street, Easton, Maryland

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## 1. Call To Order

## 2. Decision Summary Approval for:

- a. April 6, 2016

## 3. Old Business

## 4. New Business

- a. **Applicant:** Mr. & Mrs. Peter Ng  
**File No.:** A227  
**Agent:** Chris Waters, Waters Professional Land Surveying  
**Request:** Administrative Variance—waterfront side of house change deck sizes and locations, making pervious, relocate screen porch, reducing size, add small attached storage shed  
**Location:** 8562 Bozman Neavitt Road, St. Michaels, MD 21663  
**Zoning:** Map 31, Grid 4, Parcel 106, Lot 4; Zone: RR
- b. **Applicant:** Peter M. Rouse  
**File No.:** A228  
**Agent:** Elizabeth Fink, Fink, Whitten & Associates, LLC  
**Request:** Administrative Variance—addition of bay window, screen porch, second floor dormer, and exterior steps to grade at sun room  
**Location:** 4761 Bonfield Manor Road, Oxford, MD 21654  
**Zoning:** Map 53, Grid 8, Parcel 92; Zone: RC
- ~~c. **Applicant:** Edward F. Hale  
**File No.:** L1236  
**Agent:** Sean Callahan, Lane Engineering, LLC  
**Request:** Lot Size Waiver, Lot 3  
**Location:** 26035 Marengo Road, Easton, MD 21601  
**Zoning:** Map 24, Grid 8, Parcel 6, Lots 1 & 3; Zone: RC/WRC~~ Withdrawn by applicant
- d. **Applicant:** Michael Kemp and Laura Murray  
**File No.:** S1070  
**Agent:** Bill Stagg, Lane Engineering, LLC  
**Request:** Lot Size Waiver  
**Location:** 2195 Quail Run Drive, Trappe, MD 21673  
**Zoning:** Map 62, Grid 10, Parcel 81, Lot A; Zone: RC/AC
- e. **Applicant:** 9740 Ocean Gateway LLC/Easton Hardscape & Landscape Supply  
**File No.:** SP573  
**Agent:** Barry Griffith, Lane Engineering, LLC  
**Request:** (1) Major Site Plan  
(2) Waivers:
  - (A) Parking
  - (B) Sidewalks along U.S. Route 50 (Gateway Overlay District)
  - (C) Asphalt Parking and Circulation Area in Buffer Yard (Gateway Overlay District)
  - (D) Signage (Gateway Overlay District)
  - (E) Street Trees along a portion of U.S. Route 50 (Gateway Overlay District)**Location:** 9740 Ocean Gateway, Easton, MD 21601  
**Zoning:** Map 25, Grid 6, Parcel 9; Zone: GC/GD

April 21, 2016

- f. Applicant:** ~~Town of Easton~~ Withdrawn by applicant  
**Agent:** ~~Mary Kay Verdery, Planning Officer~~  
**Request:** ~~Recommendation to County Council—Annexation of certain lands owned by Route 33, LLC and Standard Fusee Corporation (formerly known as McLaughlin Acquisition Corporation)~~
- g. Applicant:** Talbot County, Maryland  
**Agent:** Mary Kay Verdery, Planning Officer  
**Request:** Recommendation to County Council—Solar Arrays
- h. Applicant:** Town of Oxford  
**Agent:** Mary Kay Verdery, Planning Officer  
**Request:** Recommendation to County Council—Annexation of certain property adjacent to Bachelors Point Road consisting of approximately 1.893 acres of land, more or less, which is identified as Parcel 128, Lot 1 of Talbot County Tax Map 53

5. Discussion Items
6. Staff Matters
7. Work Sessions
8. Commission Matters
9. Adjournment